

**J & G
WILSON**

26, Morlich Place, Kinross, KY13 8BW

Fixed price £175,000





Particulars of Sale

An attractive 3 bedroom semi-detached home in this sought after residential area.

DIRECTIONS

On entering Kinross from the M90 at the first roundabout turn left onto Springfield Road. Turn first left onto Sutherland Drive. Turn fifth left onto Morlich Place. Number 26 is on the right hand side.

SITUATION

Kinross offers amenities including primary and secondary schooling of excellent repute, small supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs, health care facilities and attractive walks around Loch Leven and in the surrounding countryside.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.

DESCRIPTION

An attractive three bedroom semi-detached home which enjoys a pleasing corner plot.

The property is perfect for family buyers with a bright three bedroom design with a gas fired central heating system and double glazing. The design includes a downstairs toilet, a lounge, the kitchen is recently re-fitted and is open plan to the dining room. There is a rear hallway with a utility room off and integral door to the garage. The bathroom includes a three piece white suite and above bath electric shower. There is a good range of in built storage space and open outlooks from the main rooms.



Outside the property has a double width front driveway providing excellent off street parking, large side gardens in grass and an enclosed rear garden with an area for sitting out.

The garage has good storage in the roof space and a power supply. The rear area is used as a workshop.

The property is ideally placed for schooling, sports clubs and shops which are all within walking distance.

GENERAL INFORMATION

VIEWING

Please telephone J & G Wilson on 01577 862302. contact@jgwilson.co.uk

SELLING YOUR OWN HOME

J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX

The property is Band D.

ENERGY RATING

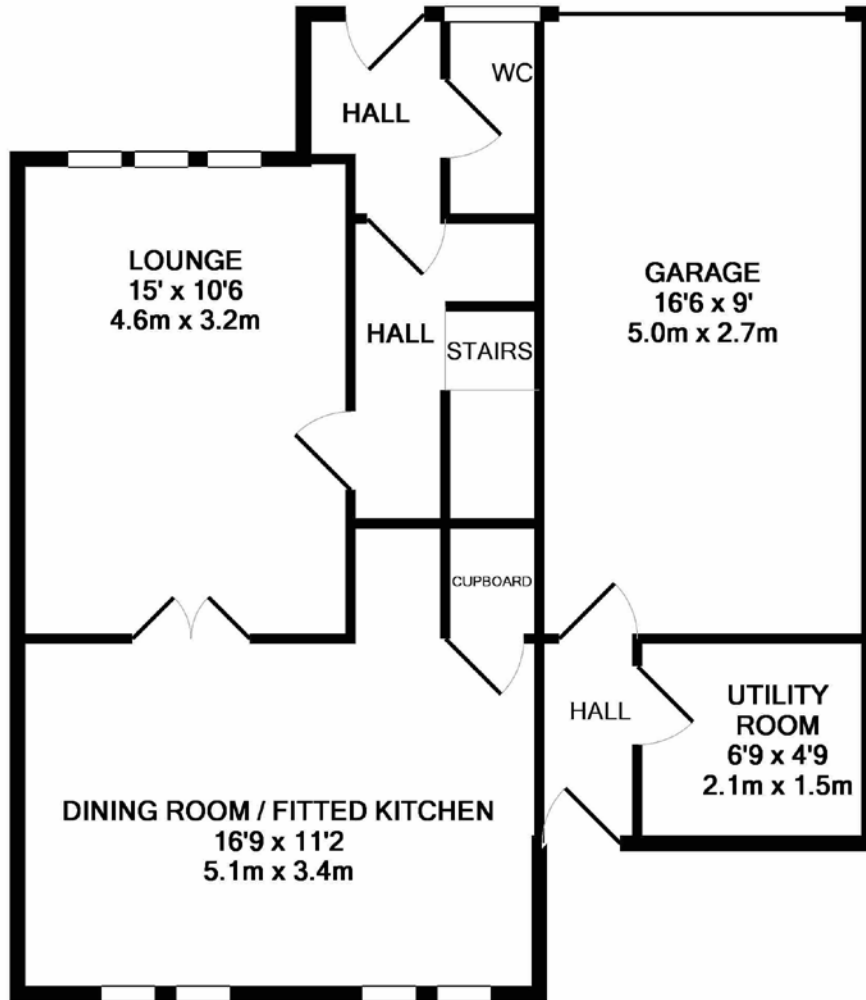
The property is rated as C(73).

Particulars prepared July 2019.

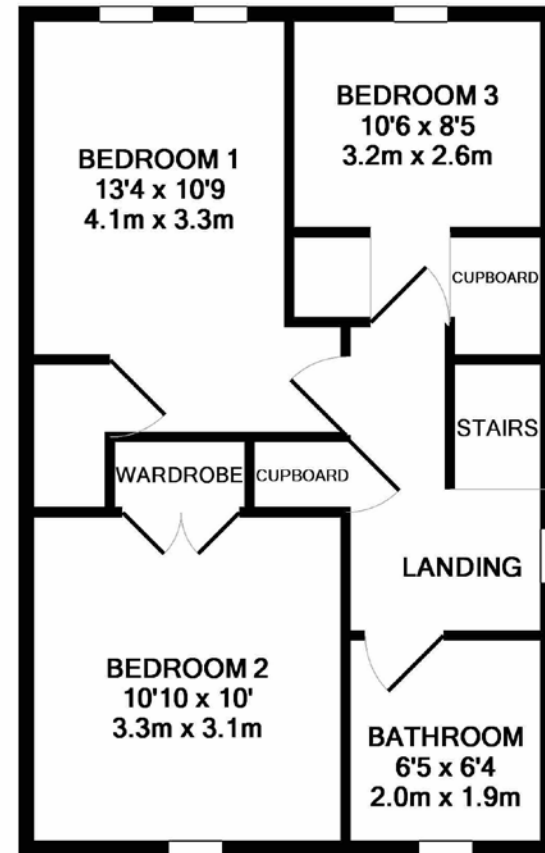
Our other personal legal services include wills, trusts and executry business and guidance on inheritance tax or capital gains tax.

Members of The Law Society of Scotland. Members of the ESPC and The PSPC.



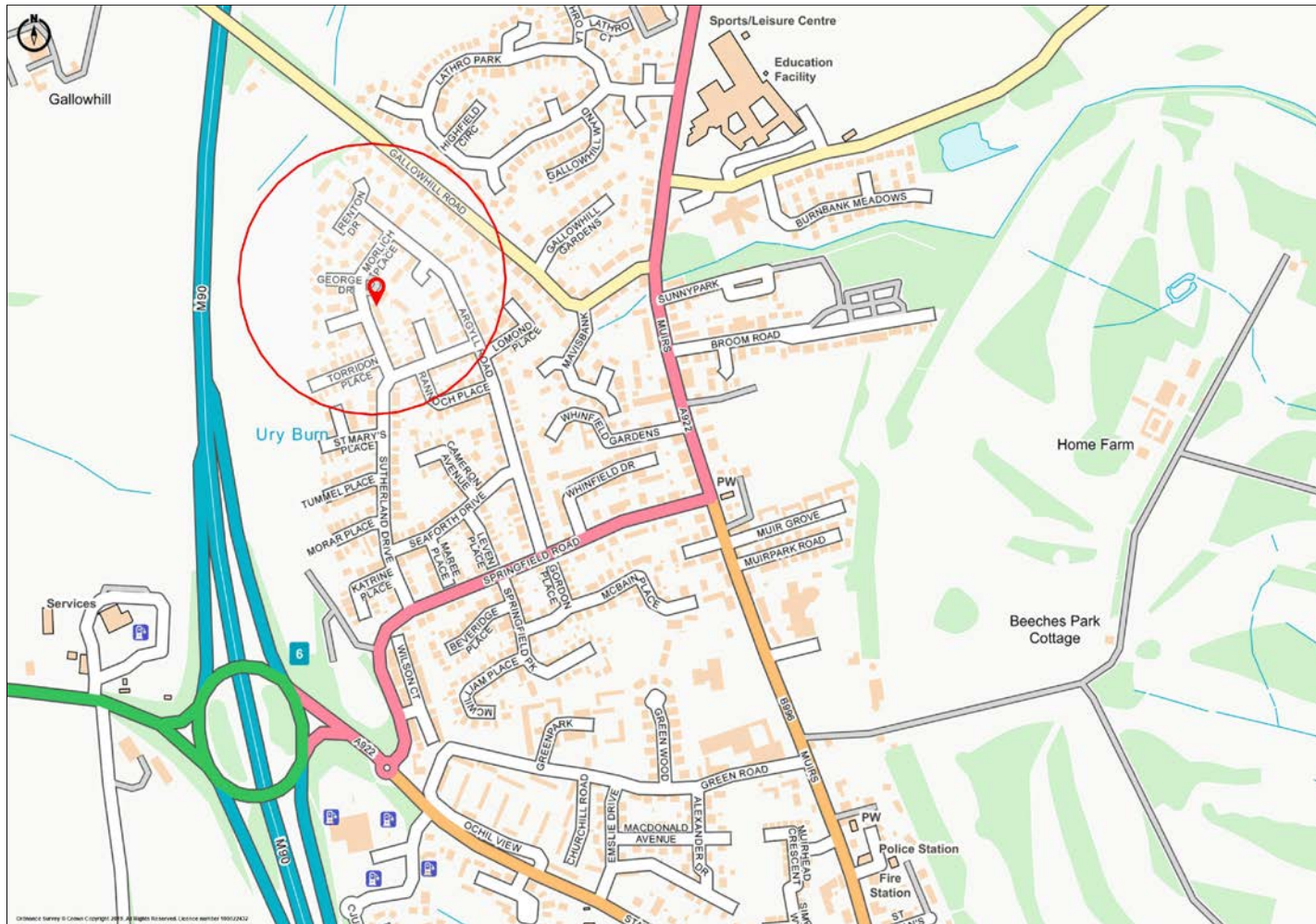


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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 LANDMARK INFORMATION

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 Plotted Scale - 1:7500, Paper Size - A4

PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
 18 High Street
 Kinross
 KY13 8AN
 T. 01577 862302

E. contact@jgwilson.co.uk
www.jgwilson.co.uk